

C O V E N A N T

WHEREAS, the City of Crystal Lake, an Illinois Municipal Corporation received title on April 13, 1979 to the property legally described as follows:

The West 403.33 feet of the South 540.0 feet of the Northwest quarter of Section 34, Township 44 North, Range 8 East of the Third Principal Meridian, in McHenry County, Illinois.

PPI #: 14-34-151-003

Commonly known as the Colonel Palmer House, 5516 Terra Cotta Road, Crystal Lake, Illinois; and,

WHEREAS, the Colonel Palmer House Restoration Association, Inc., an Illinois Not-for-Profit Corporation, was established on January 25, 1980 for the purpose of assisting the City of Crystal Lake in the preservation of the house and in the development of educational programs on the site of the Colonel Palmer House for the benefit of all the residents of the City of Crystal Lake; and,

WHEREAS, the Colonel Palmer House Restoration Association, Inc., and the City of Crystal Lake have, since January 25, 1980, expended sums of money for the rehabilitation and preservation of the Colonel Palmer House; and

WHEREAS, the Colonel Palmer House Restoration Association, Inc., and the City of Crystal Lake have applied for a grant pursuant to the 1989 Illinois Heritage Grant Program; and,

WHEREAS, the Illinois Historical Preservation Agency, administrator of the 1989 Illinois Heritage Grant Program, has awarded a grant for repointing; and,

WHEREAS, the terms and provisions of said grant award require that a Covenant be placed against the property of the Colonel Palmer House to insure continued maintenance of the building for a period of ten (10) years.

IT IS HEREBY AGREED by the Mayor and City Council of the City of Crystal Lake, an Illinois Municipal Corporation, and the President of the Board of Trustees of the Colonel Palmer House Restoration Association, Inc., an Illinois Not-for-Profit Corporation, as follows:

1) The City of Crystal Lake and the Colonel Palmer House Restoration Association, Inc., an Illinois Not-for-Profit Corporation, agree to continue maintenance on the building commonly known as the Colonel Palmer House located at 5516 Terra Cotta Road in Crystal Lake, Illinois, for a period of not less than ten (10) years commencing from the date of this Covenant;

2) That this Covenant shall run with the land both as to benefit and burden and be binding upon the heirs, successors, personal representatives and assigns of the City of Crystal Lake and the Colonel Palmer House Restoration Association, Inc.;

3) That upon the execution of this Covenant by the proper officers of the Colonel Palmer House Restoration Association, Inc., and the Mayor and City Clerk of the City of Crystal Lake, the City Clerk is directed to record a copy of this Covenant with the Recorder of Deeds of McHenry County, Illinois and file a recorded copy of this Covenant with the County Clerk of McHenry County, Illinois.

Dated at Crystal Lake this 6th day of June, 1989.

COLONEL PALMER HOUSE
RESTORATION ASSOCIATION, INC.
an Illinois Not-for-Profit
Corporation

CITY OF CRYSTAL LAKE, an
Illinois Municipal Corporation

By: *Sam M. [Signature]*
PRESIDENT

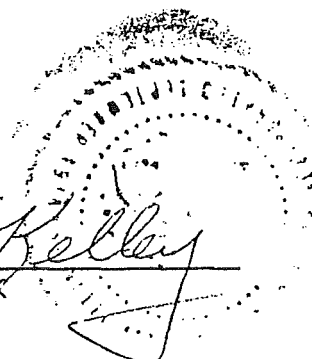
By: *Carl White*
MAYOR

ATTEST:

Henry Mayer
SECRETARY

ATTEST:

James B. Kelley
CITY CLERK



This document prepared by:

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Crystal Lake IL 60014
(815) 459-5300*

89R 020681

McHENRY COUNTY
RECORDER
PHYLLIS K. WALTERS

89 JUN 30 PH 12: 22

[Signature]

WARRANTY DEED

Statutory (ILLINOIS)

(Individual to Individual)

(The Above Space For Recorder's Use Only)

THE GRANTOR HIGHWAY 176 LAND COMPANY, an Illinois Limited Partnership

of the Village of Glencoe County of Cook State of Illinois
for and in consideration of Ten DOLLARS,

and other good and valuable consideration in hand paid,
CONVEY and WARRANT to The City of Crystal Lake, a municipal
corporation 121 N. Main St. Crystal Lake, Illinois
(NAME AND ADDRESS OF GRANTEE)

the following described Real Estate situated in the County of McHenry in the
State of Illinois, to wit:

The West 403.33 feet of the South 540.0 feet
of the Northwest quarter of Section 34, Township
44 North, Range 8 East of the third principal
meridian, in McHenry County, Illinois.

Subject to: rights of adjoining owners to the
uninterrupted flow of any stream which may cross the
premises, rights of way for drainage tiles, ditches,
feeders and laterals, if any, and roads and highways.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State
of Illinois.

LAND DATED this 13th day of April 1979
HIGHWAY 176 LAND COMPANY, an Illinois Limited Partnership
By: Land Investors, Ltd. (Seal) _____ (Seal)
General Partner
By: Irwin R. Shechtman _____
Irwin R. Shechtman, President (Seal)
Attest
By: Margaret Shechtman _____
Margaret Shechtman, Asst. Secretary

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in
and for said County, in the State aforesaid, DO HEREBY CERTIFY that Irwin R. Shechtman
President and Margaret Shechtman, Asst. Secretary of
Land Investors, Ltd. whose names are
personally known to me to be the same persons who
subscribed to the foregoing instrument, appeared before me this day in person,
and acknowledged that they signed, sealed and delivered the said instrument
as their free and voluntary act, for the uses and purposes therein set
forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 13th day of April 1979

Commission expires J-9 1982 Carroll L. Schaff NOTARY PUBLIC

This instrument was prepared by Irwin R. Shechtman P.O. Box 414 Barrington, IL
(NAME AND ADDRESS)

AFFIX 'RIDERS' OR REVENUE STAMPS HEREON UNDER PROVISIONS OF
PARAGRAPH 2... SECTION 4, REAL
ESTATE TRANSFER ACT
DATE 4/13/79
By: [Signature] Seller or Representative

STATE OF ILLINOIS
MCHENRY COUNTY SS
FILED FOR RECORDER
766688 (Name)
MAIL TO: { 79 MAY 3 9 58 (Address)
(City, State and Zip)

ADDRESS OF PROPERTY: _____
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES
ONLY AND IS NOT A PART OF THIS DEED.
SEND SUBSEQUENT TAX BILLS TO: _____
(Name)

(Address)

OR RECORDER'S OFFICE BOX NO. Willist
RECORDER

DOCUMENT NUMBER

57c